

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

A P R I L 1 7 , 2 0 0 3

The regular meeting of the City Planning Commission convened Thursday, April 17, 2003, at 1:39pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Nick Sramek, Thomas Fields (arrived 1:38pm), Randall Hernandez, Lynn Moyer (arrived 1:42pm), Gregg Whelan, Charles Winn

EXCUSED: COMMISSIONERS: Charles Greenberg

CHAIRMAN: Nick Sramek

STAFF MEMBERS PRESENT: Gene Zeller, Director
Harold Simkins, Acting Zoning Officer
Angela Reynolds, Advance Planning
Craig Chalfant, Planner II
Jayme Mekis, Planner II

OTHERS PRESENT: Mike Mais, Principal Deputy City Attorney
Lee Mayfield, Redevelopment Agency
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Whelan led the pledge of allegiance.

M I N U T E S

The minutes of March 20, 2003 were approved on a motion by Commissioner Winn, seconded by Chairman Hernandez and passed 4-0. Commissioners Moyer and Fields had not yet arrived, and Commissioner Greenberg was absent.

The minutes of April 3, 2002, were approved on a motion by Commissioner Whelan, seconded by Chairman Sramek and passed 2-0-2. Commissioners Hernandez and Winn abstained; Commissioners Moyer and Fields had not yet arrived, and Commissioner Greenberg was absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Items 1B and 1C were removed to the Regular Agenda at the request of audience members.

Commissioner Whelan moved to approve Items 1A, 1D and 1E of the Consent Calendar as presented by staff. Commissioner Hernandez seconded the motion, which passed 4-0. Commissioners Moyer and Fields had not yet arrived, and Commissioner Greenberg was absent.

1A. Negative Declaration 11-03

Applicant: City of Long Beach
 G. Mark Cretelos, Senior Traffic Engineer
Subject Site: Anaheim Blue Line Station
 Long Beach Boulevard and 12th Street
Description: Remove pavement and install concrete
 pedestrian crossing with traffic signal at Metro train
 platform. This is a street improvement only.

Certified Negative Declaration 11-03.

1B. Case No. 0302-10, Administrative Use Permit, CE 03-18

Applicant: Phil Appleby c/o Randy Morris Design
Subject Site: 623 W. Pacific Coast Highway
Description: Administrative Use Permit to convert a
 portion of an existing commercial building to three
 artist's studios with residences.

Removed to the Regular Agenda.

1C. Case No. 0302-06, Conditional Use Permit, Standards Variance, ND 09-03

Applicant: Shirl Cornwall
Subject Site: 1140 Ximeno Avenue
Description: A Conditional Use Permit and Standards
 Variance to expand a church parking lot with a code
 exception to allow a 6-foot front setback (instead of not
 less than 15 feet).

Removed to the Regular Agenda.

1D. Case No. 0303-24, Conditional Use Permit, CE 03-44

Applicant: Sony Som & Vothly C. Som
Subject Site: 1045 East Anaheim Street
Description: Request for a Conditional Use Permit to operate a pest control business in the CHW (Regional Highway) Zone District.

Approved the Conditional Use Permit, subject to conditions.

1E. Case No. 0302-14, Waived Tentative Parcel Map, Local Coastal Development Permit

Applicant: Joann Wahl
Subject Site: 3220 E. 2nd Street
Description: Request for a Tentative Parcel Map (No. 27070) and Local Coastal Development Permit to allow the subdivision of an existing four-unit apartment building to condominiums.

Approved the Tentative Parcel Map and Local Coastal Development Permit, subject to conditions.

R E G U L A R A G E N D A

1B. Case No. 0302-10, Administrative Use Permit, CE 03-18

Applicant: Phil Appleby c/o Randy Morris Design
Subject Site: 623 W. Pacific Coast Highway
Description: Administrative Use Permit to convert a portion of an existing commercial building to three artist's studios with residences.

Craig Chalfant presented the staff report recommending approval of the request, since it would provide a viable use for an underutilized commercial building while improving the appearance and condition of the site.

Commissioner Winn stated that he felt the plans were unreadable, and asked the applicant to explain the project.

Phil Appleby, 623 W. Pacific Coast Highway, applicant, said that the live-work space would have a positive impact on the neighborhood, enhancing the gateway to the Wrigley area. Mr. Appleby asked for relief from certain conditions requiring specific landscaping; residential-style doors and windows;

immediate re-paving and re-striping of the parking lot, and immediate construction of a different trash enclosure.

Mr. Zeller noted that these conditions were standard, but that one additional condition addressing noise restrictions had been added at the request of the area councilperson. He added that the councilperson had also strongly suggested adding the requirement to change out the roll-up doors for residential-style windows and doors to change the warehouse look of the site.

Commissioner Winn said that since he had not seen the property, he would prefer a continuation so the suggested changes could be examined.

Commissioner Moyer concurred with the applicant's contention that the artists probably would want the existing roll-up doors, but agreed that some changes needed to be made, and a two-week extension on the item would be a good idea.

Commissioner Hernandez complimented the applicant on the innovative design, noting that the Commission would work with him to help him accomplish the project.

In response to a query from Chairman Sramek, Mr. Appleby said that his previous, similar project also had the roll-up doors and had made a positive impact on the surrounding area.

Jeff Ensley, council district representative for Councilwoman Richardson, agreed that this was a good project, but that his office was adamant that the industrial look of the building be changed, especially since it was a gateway to the residential Wrigley area. Mr. Ensley suggested using awnings with a different kind of door.

Commissioner Whelan moved to continue the item to the May 1, 2003 meeting. Commissioner Winn seconded the motion.

Commissioner Moyer asked that a friendly amendment be added to direct staff to give the applicant a specific time period in which to complete any required changes. Both Commissioners Whelan and Winn accepted the friendly amendment.

The question was called, and the motion passed 6-0.
Commissioner Greenberg was absent.

**1C. Case No. 0302-06, Conditional Use Permit, Standards
Variance, ND 09-03**

Applicant: Shirl Cornwall
Subject Site: 1140 Ximeno Avenue
Description: A Conditional Use Permit and Standards
Variance to expand a church parking lot with a code
exception to allow a 6-foot front setback (instead of not
less than 15 feet).

Harold Simkins presented the staff report recommending approval of the request since the lot would provide needed parking for an existing church use, and would be aligned with the existing parking lot.

Shirl Cornwall, 234 El Molino Avenue, Pasadena, 91101, applicant, said that the church was trying to provide enough off-street parking to accommodate their congregation.

Dr. Jack Rabin, 4413 E. 11th Street, adjacent property owner, spoke against the application, expressing concern that the reduced setback would interfere with the future expansion of a major thoroughfare, and that the larger setback looked better and would conform to the rest of the street.

Mr. Cornwall said that he thought the larger setback would create an unattractive offset from the existing parking lot, and that the Ximeno widening easement was no longer required.

Commissioner Fields agreed that the requested setback was more consistent with the existing parking lot, and he moved to approve the Conditional Use Permit, subject to conditions. Commissioner Hernandez seconded the motion, which passed 6-0. Commissioner Greenberg was absent.

2. Case No. 0301-03, Conditional Use Permit, CE 03-04

Applicant: Verizon Wireless c/o John Koos,
Whalen and Company, Inc.
Subject Site: 2745 E. Broadway
Description: A request for a Conditional Use Permit to
construct a 50-foot (50'0'') high cellular monopole,
disguised as a utility pole, and appurtenant equipment.

Harold Simkins stated that the applicant had requested a continuance to the May 15, 2003 meeting.

John Koos, 970 West 190th Street, Torrance, 90502, Verizon representative, said they were requesting the continuance to hold a community meeting to address resident's issues with the proposed monopole.

Commissioner Winn moved to continue the item to the May 15, 2003 meeting. Commissioner Moyer seconded the motion, which passed 6-0. Commissioner Greenberg was absent.

3. Presentation of Bixby Knolls Design Guidelines

Applicant: City of Long Beach
Lee Mayfield, Redevelopment Agency

Lee Mayfield presented the staff report outlining the recommended design guidelines for the area to clearly define specific and detailed regulations pertaining to architectural design and renovation. Mr. Mayfield explained how the Bixby Knolls guidelines, now in the final review stage, were consistent with the Zoning Code and General Plan.

In response to a query from Commissioner Hernandez about the potential lack of retail activity in the area due to narrow lots, Mr. Mayfield said that they were able to develop guidelines on how to design around the problem with a different parking configuration such as that at Trader Joe's.

Chairman Sramek said he thought the guidelines were excellent, and asked about community input. Mr. Mayfield noted that the Community Planners would be taking the document out for community-wide and Bixby Knolls groups for their comments before bringing it back to the Commission for final consideration.

Commissioner Winn pronounced the document comprehensive, and said he hoped public comment would not weaken the strength of the suggested guidelines.

Commissioner Whelan agreed, and moved to receive and file the document. Commissioner Hernandez seconded, and the motion passed 6-0. Commissioner Greenberg was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

There were no matters from the Department of Planning and Building.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission members.

A D J O U R N

The meeting adjourned at 2:43pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk